004.A	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	459,500 / 459,500
					USE VALUE:	459,500 / 459,500
					ASSESSED:	459,500 / 459,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
96		MELROSE ST, ARLINGTON

OWNERSHIP

Unit #: 96

Owner 1:	RAFFEL LAURENCE L
Owner 2:	WEBSTER MADELINE T
Owner 3:	
Street 1:	96 MELROSE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	YOUNG NEWELL H/JENNIFER -
Owner 2:	-
Street 1:	96 MELROSE ST
Twn/City:	Arlington
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Vinyl Exterior and 1001 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	455,600	3,900		459,500
Total Card	0.000	455,600	3,900		459,500
Total Parcel	0.000	455,600	3,900		459,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.04 | /Parcel: 459.04

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 220198

GIS Ref

GIS Ref

Insp Date 07/30/18

PREVIOUS ASSESSMENT

Parcel ID 004.A-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	455,600	3900	.		459,500		Year end	12/23/2021
2021	102	FV	442,700	3900	.		446,600		Year End Roll	12/10/2020
2020	102	FV	436,200	3900	.		440,100	440,100	Year End Roll	12/18/2019
2019	102	FV	450,600	3900	.		454,500	454,500	Year End Roll	1/3/2019
2018	102	FV	398,900	3900	.		402,800	402,800	Year End Roll	12/20/2017
2017	102	FV	363,900	3900	.		367,800	367,800	Year End Roll	1/3/2017
2016	102	FV	363,900	3900	.		367,800	367,800	Year End	1/4/2016
2015	102	FV	336,500	3900	.		340,400	340,400	Year End Roll	12/11/2014

!14478!

PRINT

Date	Time
12/30/21	19:05:26

LAST REV

Date	Time
10/03/19	17:04:31
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14478

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YOUNG NEWELL H/	44773-450		3/9/2005		382,000	No	No		
ANDERSON MAIRGR	36274-333		8/30/2002		329,000	No	No		
TSAROUHAS MARKE	31768-4		8/30/2000		275,000	No	No	4	

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/30/2018	Measured	DGM	D Mann
5/15/2017	NEW CONDO	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7184																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	N - NONE

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1925 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	G12 Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	47.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98010004
Adj $ / SQ:	403.556
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	559752
Depreciation:	104114
Depreciated Total:	455638

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	484.27
Special Features:	0	Val/Su Net:	455.14
Final Total:	455600	Val/Su SzAd	455.14

SKETCH

Undisplayed Areas:
GLA: 1001

8

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,001	403.560	403,960

Net Sketched Area:	1,001			Total:	403,960
Size Ad	1001	Gross Area	1001	FinArea	1001

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 004.A-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10x20	A	GD	1925	27.50	T	30	102			3,900			3,900

More:	N	Total Yard Items:	3,900	Total Special Featues:		Total:	3,900

IMAGE

AssessPro Patriot Properties, Inc